



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-11
APPLICANT: Golden Twins, L.L.C.
DATE: May 14, 2014
LOCATION: 1305 Triad Village Drive
TO: Interested Neighbors
WARD: 1
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of Residential Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of an age-friendly residential community of up to 20 units. This property is currently zoned C-2, General Commercial District, and a change of zoning to PUD, Planned Unit Development, will be required.

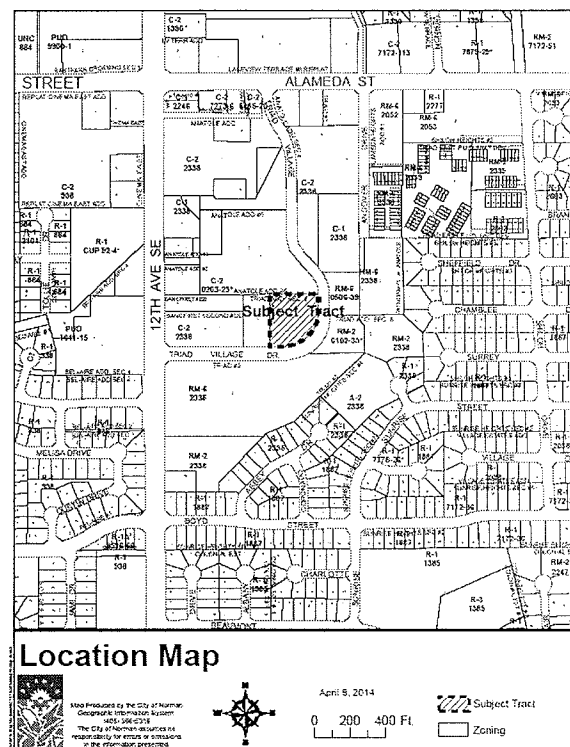
Please join us for a Pre-Development discussion of this proposal on Thursday, May 22, 2014 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 226-8079 any time. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 14-11

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Golden Twins, LLC c/o Atty Sean Paul Rieger	ADDRESS c/o Atty Sean Paul Rieger 136 Thompson Drive, Norman, OK 73069
EMAIL ADDRESS c/o Atty Sean Paul Rieger sp@riegerllc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Sean Paul Rieger; 405-226-8079 BEST TIME TO CALL: Anytime

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____
 1305 Triad Village, Norman OK 73071

and containing approximately 1.7 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

The site will be developed as an age-friendly residential community, of up to 20 units, with a common area community center incorporated into the site. Each unit will have a single car garage attached.

The project would be submitted as a Planned Unit Development.

This proposed development will necessitate (check all that apply):

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- ☒ 2025 Plan Amendment ☐ Growth Boundary
☒ Land Use
☐ Transportation
☒ Rezoning to PUD District(s)
☐ Special Use for _____
☐ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☒ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: C-2
 Current Plan Designation: Commercial

Concurrent Planning Commission Review Requested: _____

Received on: 4-7-14
 at _____ a.m./p.m.

by mt

SEAN PAUL RIEGER
ATTORNEY AT LAW • ARCHITECT
S.P. RIEGER PLLC
136 THOMPSON DRIVE
NORMAN, OKLAHOMA 73069-5245
E-MAIL: SP@RIEGERLLC.COM

TELEPHONE: 405.329.6070

FACSIMILE: 405.329.7103

7 April 2014

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

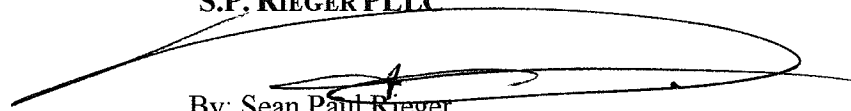
I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for a Planned Unit Development of the Property located at 1305 Triad Village, Norman, Oklahoma 73071.

The project will feature up to 20 single story residential units on the approximate 1.7 acre site. The project is a new concept in age-friendly housing. It is designed to provide accessible site and floor plans with a layout to support social interaction and community participation by the residents. The site encourages activity and security by orienting the unit to allow for resident supervision and interaction. The floor plans allow for support care giver participation while encouraging independent living.

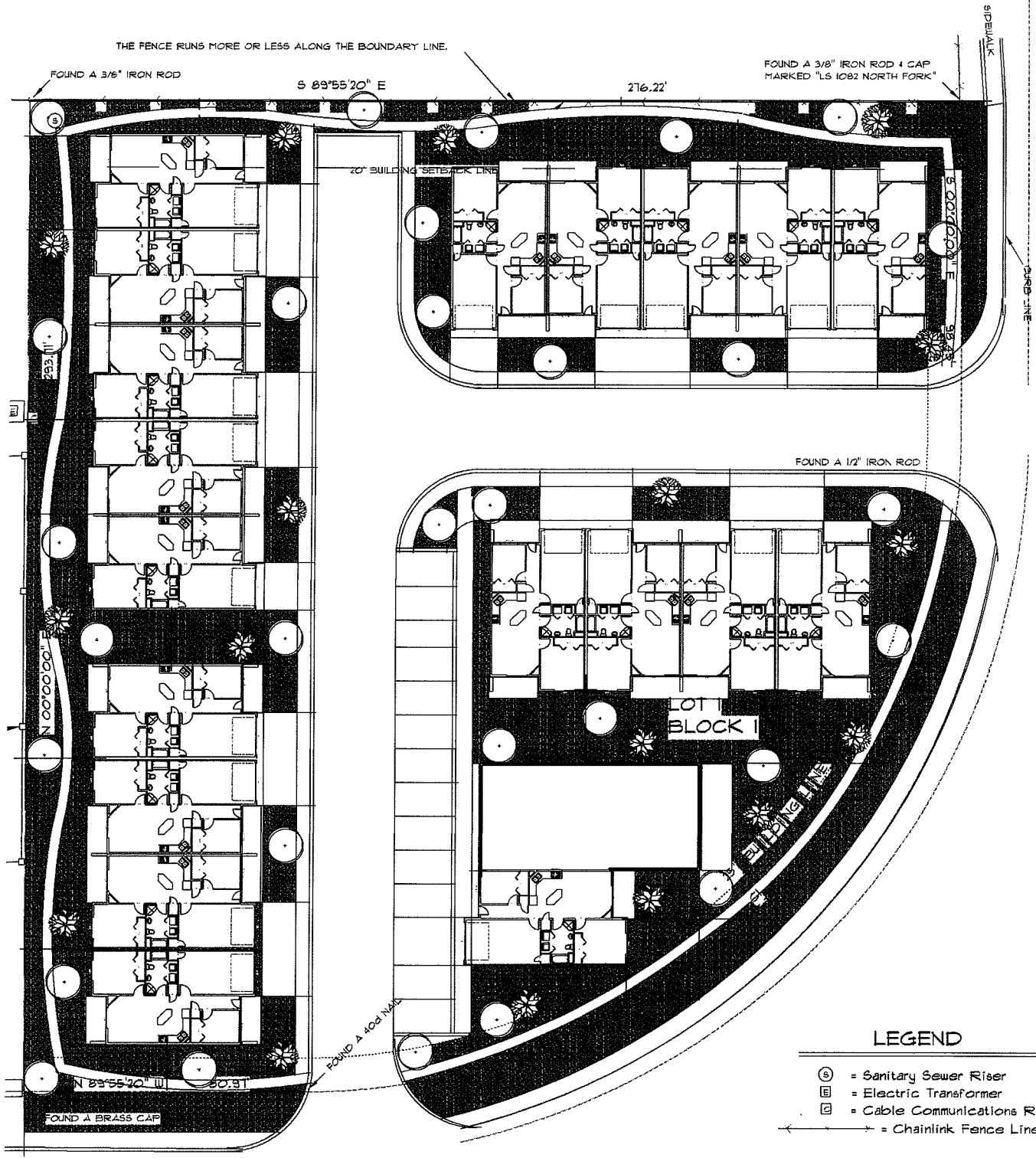
The Village will be connected to the support systems and organizations in Norman that will support aging in place. The Community Center will be designed to provide a place for the residents to gather and interact on a daily basis with each other and with friends and family from the Norman community. It will also provide space for community care organizations to come and interact with residents to provide social and medical assistance as needed.

We respectfully request your support for this Planned Unit Development. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
S.P. RIEGER PLLC


By: Sean Paul Rieger
Attorney at Law ▪ Architect ▪ Broker

ANATOLE SECTION 5
LOT 3
BLOCK 1



TRAID VILLAGE DRIVE
DEDICATED PUBLIC RIGHT-OF-WAY WIDTH VARIES.
CONCRETE & ASPHALT ROADWAY WIDTH VARIES